Hearing Date: May 14, 2015

Time: This item is scheduled to begin at 10:00 AM, but may begin later, depending upon the length of preceding items.

Place: Council Chambers, Poulsbo City Hall, 200 NE Moe Street, Poulsbo, WA.

To: Property owners, taxpayers and occupants within 300 feet of application as listed on the Kitsap County Assessor's records.

Subject: Noll/Mesford Planned Residential Development

Summary of the Proposed Application: The proposal is to develop 85 single-family residential lots on an approximately 18.6-acre site. The site is mapped within an Aquifer Recharge Area of Concern for shallow aquifer. There are a variety of open spaces, landscape tracts, and recreational areas proposed as part of the development. Tract B includes a walking path along the southern and eastern property boundary that connects a gazebo to a covered shelter, picnic area, and play area. Tract M is located at the northern edge of the property and includes a basketball court and play area. The site’s stormwater will be managed by a stormwater facility located within Tract A.

The site has two access points – one off of Noll Road and the other from Langauen Lane. The roads within the plat loop around to provide all lots with direct frontage on a city street. No alleys are proposed.

The project will be served by City sewer and water. Water will be connected to an existing 8 inch ductile iron water main in Langauen Lane. Sanitary sewer has been conceptually designed connecting to a corridor-wide Noll Road gravity sewer line. The applicant team has obtained letters of intent or easements from property owners in a form acceptable to the City.

Applicant: Leroy Christiansen, 8600 Lake City Way, Seattle, WA 98115

Applicant’s Representative: Consultant, Norm Olson, N.L. Olson & Associates, LLC, 2453 Bethel Ave., P.O. Box 637, Port Orchard, WA 98366

Location Description: The property is Northeast corner of Langauen Lane NE and Noll Road. Section 13, Township 26 North, Range 1 East, W.M. (APN# 132601-4-008-2004)

Zoning: Residential Low
Public Meeting Date: This proposal will be reviewed at a Planning Commission meeting on May 5, 2015 beginning a 7:00 pm in the Poulsbo Municipal Court Room. The Planning Commission will provide a recommendation to the Hearing Examiner.

This application is available for inspection in the Planning Department office, Poulsbo City Hall, 19050 Jensen Way, Poulsbo, Washington 98370. The Report and Recommendation of the Planning Department will be available 5 working days prior to the scheduled hearing. Copies of the Report and Recommendation and other materials will be made available for the cost of reproduction, provided such copies are requested at least 24 hours prior to the time scheduled for the hearing.

Planning Staff Contact: Edie Berghoff, City of Poulsbo Planning Department
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All interested people are invited to attend the meeting and hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the review body and made a part of the record. Testimony will be allowed on the proposal and related environmental issues and SEPA documents.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the review body prior to the application being considered;

2. A speaker representing each side of the issue is encouraged.

THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PLANNING DEPARTMENT AT 360-394-9882 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.